



# **REGULAR MEETING OF THE CITY COUNCIL AND THE CITY COUNCIL SITTING AS THE REDEVELOPMENT AGENCY**

## **REGULAR CC/RDA MEETING**

**Council Chambers in City Administrative Services Building  
68-700 Avenida Lalo Guerrero  
Cathedral City, CA 92234**

**WEDNESDAY, OCTOBER 22, 2003**

**Study Session - 3:00 p.m.**

**Regular Meeting - 6:30 p.m.**

**(Or As Soon Thereafter as the Meeting May be Commenced)**

**Copies of each current agenda will be available in the City Hall Lobby Thursday afternoon prior to the scheduled Council meeting. A copy of the complete agenda book is also available for public review in the City Hall Lobby on that same schedule. If you have any additional questions or need further information on any of the following items, please contact the Deputy City Clerk at 770-0322 between the hours of 7:00 a.m. and 6:00 p.m. Monday through Thursday. PLEASE REMEMBER THAT CITY HALL IS CLOSED EVERY FRIDAY.**

### **3:00 P.M.- STUDY SESSION**

1. Discussion of Coachella Valley Water District's Valley-wide Model Water Efficiency Ordinance.
2. Cathedral City Boys and Girls Club Agreement and Quarterly Report.
3. Report on Memorial Display of Lalo Guerrero in the Council Chamber.
4. Verbal Report on Proposal for the Use of the City Council Chamber for Monthly Concert Series Sponsored by the Public Arts Commission starting in January 2004 and Placement of Big Horn Sheep Ram in the Paseo.
5. Discussion of Fiscal Year 2003-2004 Operating Budget First Quarter Report.
6. Review of October 22, 2003, City Council/Redevelopment Agency Board Agendas.
7. City Council/Staff Reports and Inquiries of New or Ongoing Projects.
8. Closed Session Urgency Items.

**CC/RDA MEETING:**  
**CLOSED SESSION**

1. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION pursuant to Government Code Section 54956.9, Subd. (b).  
**Number of Potential Cases: 1**
2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION pursuant to Government Code Section 54956.9, Subd. (a).  
**Case Name:** Silver Sage Partners, LTD, etc., et al., v. City of Desert Hot Springs  
**Case No.:** CV 91-6804 CBM (Ctx)
3. CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION pursuant to Government Code Section 54956.9, Subd. (a):  
**Name of Debtor:** Palm-Ford Ventures, LLC, aka HOLIDAY INN EXPRESS & SUITES  
**Case No.:** United States Bankruptcy Court - Southern District of California  
01-12150-JH7
4. PUBLIC EMPLOYEE PERFORMANCE EVALUATION pursuant to Government Code Section 54957.  
**Title of Position:** City Manager
5. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.  
**Property Location:** South of East Palm Canyon Drive and West of Bankside APN #s 687-040-047; 687-040-018; 687-085-004; 687-085-005; 687-085-006; 687-092-001, and 687-092-002  
**Negotiating Parties:** Redevelopment Agency & Glory to God Ministries  
**Property Owner:** Glory to God Ministries  
**Under Negotiation:** Acquisition of Property
6. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.  
**Property Location:** South Side of East Palm Canyon Drive East of Buddy Rogers Drive and West of Van Fleet Avenue, North of North A Street and Parcels North of B Street  
**Negotiating Parties:** Redevelopment Agency & Tri-Millennium Development Cathedral City, LLC  
**Property Owners:** Redevelopment Agency  
**Under Negotiation:** Project Update - Apartments and Commercial Development encompassing 5.49 Acres of Agency Owned Property
7. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.  
**Property Location:** East of Cathedral Canyon, North of East Palm Canyon, West of Buddy Rogers and South of N. Buddy Rogers, Otherwise Known as Building Pads D & E  
**Negotiating Parties:** Redevelopment Agency & Tri-Millennium Development Cathedral City, LLC  
**Property Owners:** Redevelopment Agency  
**Under Negotiation:** Project Update

**CC/RDA MEETING AGENDA**  
**OCTOBER 22, 2003**  
**PAGE 3**

8. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.  
Property Location: North Side of East Palm Canyon Drive, West of Monty Hall  
Negotiating Parties: Redevelopment Agency & Palm Canyon Partners  
Property Owner: Redevelopment Agency  
Under Negotiation: Real Property Negotiations
  
9. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.  
Property Location: East of Van Fleet Avenue, South of East Palm Canyon Drive, West of Date Palm Drive, Northeast of East Cathedral Canyon Channel and North of "D" Street. APN #'s 687-207-005, 687-221-002, 687-223-016, 687-223-018, 687-225-004, 687-225-006, 687-225-008, 687-221-005; 687-221-006; and 687-225-016.  
Negotiating Parties: Redevelopment Agency and BCN Developments, LLC  
Property Owners: Martin Sousa, et al, Francine Dickson, et al, Jorge & Maria Sanchez, Danroy Corporation, Sam & Vikki Stickles, and Ezequiel Escobar, et al.  
Under Negotiation: Acquisition/Disposition of Property

**CC/RDA MEETING AGENDA**  
**OCTOBER 22, 2003**  
**PAGE 4**

**MINUTES**

Approval/Correction of Minutes from the regularly scheduled City Council/RDA Board Meeting held on Wednesday, October 8, 2003.

**SCHOOL REPORTS**

Receive School Reports presented by Martin Silva and Vivian Enriquez, Students from Cathedral City High School.

**PRESENTATIONS AND PROCLAMATIONS**

- " Introduction of the Cathedral City High School Band Directed by Greg Whitmore.
- " Proclamation Declaring November 1, 2003 as Working Wonders Day in the City of Cathedral City.

**CONSENT AGENDA**

1. Authorization to Execute a Service Provider Agreement between the City of Cathedral City and the Cathedral City Boys and Girls Club.
2. Approval of Final Parcel Map PM 31664: Located East of San Antonio Drive, South of San Jose Drive.
3. Parcel Map PM 31664: Consent for the Filing and Recordation of Parcel Map 31644 and Authorize the Signing of the Final Map by the Chairman and Secretary on Behalf of the Redevelopment Agency.

**PUBLIC HEARINGS**

4. Approval of the Disposition and Development Agreement for the 75 Units of Housing and 25,000 Square Feet of Commercial Retail Located on the South East Side of East Palm Canyon Drive. (**Attachments for this item are included under separate cover**).

**LEGISLATIVE ACTION(S)**

5. Proposed Resolution of the City Council for the City of Cathedral City Approving an Owner Participation Agreement (OPA) between the Redevelopment Agency of the City of Cathedral City and Glory to God Ministries.
6. Adoption of a Resolution Determining the Necessity to Acquire Certain Real Property in the City of Cathedral City for Public Use, Declaring the Intention to Utilize Eminent Domain and Directing Council to Commence the Necessary Action.

**CC/RDA MEETING AGENDA  
OCTOBER 22, 2003  
PAGE 5**

**COUNCIL REPORTS ON CITIZEN INQUIRIES AND CONCERNS.**

**ADJOURNMENT**

The next regularly scheduled meeting of the City Council/Redevelopment Agency Board will be held on **November 12, 2003.**

**This Agenda is also available for viewing on the City's Web Site. The Web Site address is [www.cathedralcity.gov](http://www.cathedralcity.gov)**

Daryl Betancur, Deputy City Clerk  
City of Cathedral City